



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD13-33
DATE: December 5, 2013
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of Apartments

APPLICANT: 750 Imhoff, L.L.C.
LOCATION: 750 Imhoff Road
WARD: 2

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposal for development of apartments. This property is currently zoned C-1, Local Commercial District, and a change of zoning will be required to RM-6, Medium Density Apartment District.

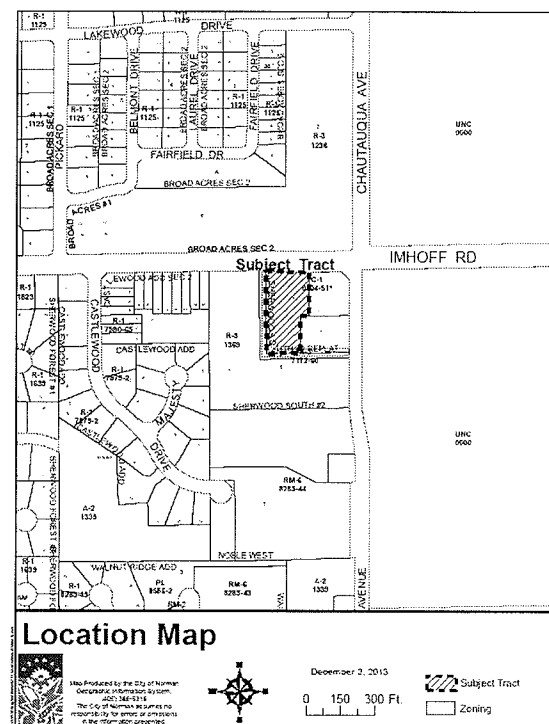
Please join us for a Pre-Development discussion of this proposal on Thursday, December 19, 2013 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during office hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 13-33

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER 750 Imhoff, LLC	ADDRESS 2601 SW 119th Suite D Oklahoma City, OK 73170
EMAIL ADDRESS relloitt@cuiokc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: During office hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located SW corner of Imhoff Road at Chautauqua

and containing approximately 1.39 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Apartments

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to RM-6 District(s)
☐ Special Use for _____
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☐ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: C-1
Current Plan Designation: Commercial

Concurrent Planning
Commission Review
Requested: _____

Received on:

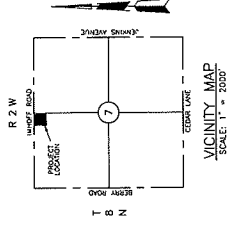
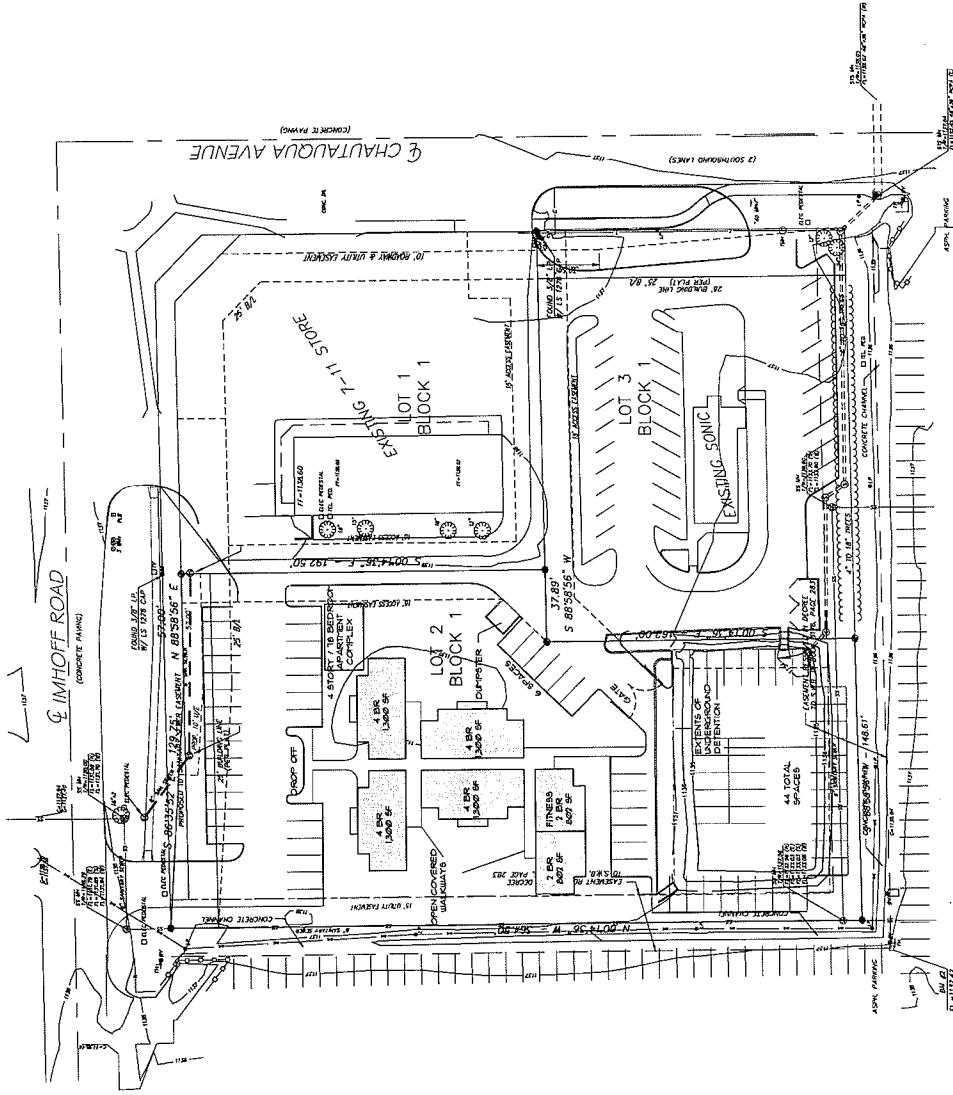
12-2-13
at 3:50 a.m./p.m.

by MA

PRELIMINARY DEVELOPMENT MAP

750 IMHOFF

A PART OF THE N.W. 1/4, SECTION 7, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



FLOOR AREA RATIO	
1335 ACRES	• 602615 SF
PLUS 1/2 ROAD	• 102555 SF
TOTAL	• 710170 SF
MAX. 40% COVERAGE	• 284110 SF

FLOOR AREA	
1ST FLR	18 BR
2ND FLR	4800 SF
3RD FLR	4800 SF
4TH FLR	4800 SF
TOTAL	18 BR

PARKING	
PARKING REQUIREMENTS	18 / 2 BR 44 SP
PARKING SHOWN	11 SP

COVERED PARKS
• 1373.4 • 5485 SF

750 IMHOFF
IMHOFF RD. & CHAUTAUQUA AVE.
NORMAN, OKLAHOMA

SMG
S.M. GARDNER & SONS, INC.
CIVIL ENGINEERS
P.C.
1100 N. W. 10th St.
Norman, Oklahoma 73061
Tel. (405) 222-1833
Fax (405) 222-1833

OWNER:
750 IMHOFF
1100 N. W. 10th St.
Norman, Oklahoma 73061
Tel. (405) 222-1833
Fax (405) 222-1833

DESIGNED BY:
S.M. GARDNER & SONS, INC.
CIVIL ENGINEERS
P.C.
1100 N. W. 10th St.
Norman, Oklahoma 73061
Tel. (405) 222-1833
Fax (405) 222-1833

PRELIMINARY
DEVELOPMENT MAP

1 of 1
SHEET NO.